

116.0

0001

0017.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

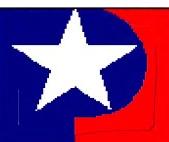
721,500 / 721,500

USE VALUE:

721,500 / 721,500

ASSESSED:

721,500 / 721,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
242		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MELTON LAUREN LYNN/ TRUSTEE	
Owner 2: LAUREN LYNN MELTON REVOCABLE	
Owner 3: TRUST	
Street 1: 242 FOREST ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: MELTON LAUREN L -
Owner 2: -
Street 1: 242 FOREST ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1552 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family	5325	Sq. Ft.	Site	0	70.	1.09	5															

IN PROCESS APPRAISAL SUMMARY

Use Code Land Size Building Value Yard Items Land Value Total Value							Legal Description			User Acct	
101	5325.000	315,700			405,800	721,500				74305	
Total Card	0.122	315,700			405,800	721,500				GIS Ref	
Total Parcel	0.122	315,700			405,800	721,500				GIS Ref	
Source: Market Adj Cost		Total Value per SQ unit /Card: 464.88			/Parcel: 464.88					Insp Date	
										09/04/18	

PREVIOUS ASSESSMENT								Parcel ID			USER DEFINED		
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1: 74305	
2022	101	FV		315,700	0	5,325.	405,800	721,500		Year end	12/23/2021		
2021	101	FV		306,600	0	5,325.	405,800	712,400		Year End Roll	12/10/2020		
2020	101	FV		306,700	0	5,325.	405,800	712,500		712,500 Year End Roll	12/18/2019		
2019	101	FV		241,800	0	5,325.	411,600	653,400		653,400 Year End Roll	1/3/2019		
2018	101	FV		241,100	0	5,325.	307,300	548,400		548,400 Year End Roll	12/20/2017		
2017	101	FV		241,100	0	5,325.	278,300	519,400		519,400 Year End Roll	1/3/2017		
2016	101	FV		240,100	0	5,325.	266,700	506,800		506,800 Year End	1/4/2016		
2015	101	FV		234,300	0	5,325.	226,100	460,400		460,400 Year End Roll	12/11/2014		

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price V Tst Verif Notes
MELTON LAUREN L	1544-119	1	5/30/2019	Convenience	1 No No
MELTON JEFFREY	1537-56	1	11/15/2018	Convenience	1 No No
NOLLMAN MITCHEL	1500-46		11/21/2016		585,000 No No
GAFFNY MARK & C	1480-49		10/29/2015		555,000 No No
JOHNSTON SCOTT/	1418-112		6/29/2012		459,000 No No
SCHODORF JEFFRE	1333-69		2/14/2007	Family	435,000 No No
CROKE JAMES	1207-200		7/15/1999		305,000 No No
MACMILLIAN DANI	1193-84		8/31/1998		250,000 No No Y

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
11/3/2020	1372	Solar Pa	13,000	C					9/4/2018	MEAS&NOTICE	BS	Barbara S			
11/24/2015	1821	Redo Bat	18,000		11/24/2015			Reno Bath	3/16/2017	SQ Returned	EMK	Ellen K			
4/11/2014	344	New Wind	6,400						9/30/2016	Measured	DGM	D Mann			
1/17/2014	48	Manual	5,000	C					9/30/2016	Left Notice	DGM	D Mann			
2/14/2013	196	New Wind	7,875						9/30/2016	Permit Visit	DGM	D Mann			
10/31/2001	828	Add Bath	7,000	C				SIDE ENTRY TO 1/2	6/16/2014	External Ins	PC	PHIL C			
									2/7/2014	Info Fm Prmt	EMK	Ellen K			
									9/29/2012	MLS	EMK	Ellen K			
									4/8/2009	Missed Appt.	163	PATRIOT			

Sign: VERIFICATION OF VISIT NOT DATA / / /

